

064020

INTERIOR ARCHITECTURAL WOODWORK

Summary: Provide interior architectural woodwork.

1. Standing and running trim and rails.
2. Casework and countertops.
3. Flush wood paneling and wainscots.
4. Shelving.
5. Remodel existing interior architectural woodwork as noted on drawings.
6. Refinish existing interior architectural woodwork as noted on drawings.

Submittals:

1. Submit product data, samples, mockup of each type.
2. Shop Drawings: The Contractor shall verify dimensions in the field and submit Shop Drawings, when so specified (in electronic format) to the Architect for approval prior to fabrication. Shop Drawings shall show details of joinery, location of field joints, direction of wood grain and all other pertinent information necessary to assess conformance with the contract requirements.

Products: AWI Standards: Architectural Woodwork Institute (AWI) "Architectural Woodwork Quality Standards." Wood products shall be FSC certified.

1. Fire Retardant Treatment:
 - a. Lumber: AWPAC20, non corrosive interior type.
 - b. Plywood: AWPAC27, non corrosive interior type.
 - c. Particleboard: ASTM E 84, flame spread 20 or less.
2. Interior Standing and Running Trim and Rails:
 - a. Species for Transparent Finish: Refer to Architect's sample.
 - b. Species for Opaque Finish: Any closed grain hardwood.
 - c. Grade: Premium.
3. Interior Wood Casework:
 - a. Species for Transparent Finish: Refer to Architect's sample.
 - b. Species for Opaque Finish: Any closed grain hardwood.
 - c. Grade: Premium.
 - d. Grain Matching: Vertical.
 - e. Grain Matching: Horizontal.
 - f. Veneer Matching of Leaves: Book.
4. Veneer Matching In Panel Face: Running.
4. Interior Plastic Laminate Clad Casework:
 - a. Laminate: High-pressure decorative laminate, NEMA LD 3.
 - b. Grade: Premium.
 - c. Edge banding shall be applied prior to application of face laminates.
5. Casework Hardware and Auxiliary Materials:
 - a. Hardware Standard: ANSIBHMA A156.9
 - b. Hardware Finish and Base Metal: Satin stainless steel
 - c. Glass: Clear tempered glass, ASTM C 1048.
6. Interior Plastic Laminate Clad Countertops:
 - a. Laminate: High pressure decorative laminate, NEMA LD 3.
 - b. Grade: Premium.
 - c. Edge banding shall be applied prior to application of face laminates.
7. Solid Surfacing Material Countertops and Trim:
 - a. Type: Synthetic countertops.
 - b. Grade: Premium.
 - c. Special Fabrication: Integral bowls.
8. Stone Countertops and Trim: Granite: Polished finish. ASTM C 615 dimensional tolerances.
9. Flush Wood Paneling and Wainscots:
 - a. Species for Transparent Finish: Refer to Finish Schedule.
 - b. Species for Opaque Finish: Any closed grain hardwood.
 - c. Grade: Premium.
 - d. Core: Veneer core plywood.
 - e. Veneer Matching of Leaves: Book.
 - f. Veneer Matching In Panel Face: Running.
9. Panel Matching Method: Sequence matched panel sets.
10. Shelving:
 - a. Species for Transparent Finish: Refer to Finish Schedule
 - b. Species for Opaque Finish: Hardwood veneer plywood with solid hardwood edgeband.
 - c. Grade: Premium.
 - d. Shelf Supports: Recessed slotted standards.
 - e. Closet poles: Chrome plated steel with intermediate supports.

Auxiliary Materials:

1. Screws: FS FF S 111, countersunk.
2. Nails: FS FF N 105, countersunk.
3. Anchors: Type required for secure anchorage.

Factory Finishing for Interior Architectural Woodwork:

1. Transparent Finish:
 - a. Premium grade.
 - b. Stain as indicated on the Finish Schedule.
 - c. Dull satin sheen.
2. Opaque Finish: Premium grade. Dull satin sheen.

Installation:

1. Comply with standards referenced.
2. Backprime work before installation.
3. Provide trim for scribing and site cutting.
4. Install work plumb, level and in proper alignment.
5. Provide work free from tool marks and blemishes.
6. Securely fasten to substrates.
7. Install in lengths to minimize joints and seams.
8. Color match wood for transparent finish at joints for uniform appearance.
9. Touch up damaged or abraded finishes.

072100

THERMAL INSULATION

Summary: Provide building insulation and vapor retarders:

1. Thermal insulation in exterior cavity walls, board type.
2. Thermal insulation in masonry cells, loose fill type.
3. Thermal insulation in exterior walls, blanket type.
4. Thermal insulation at underside of roofs, over heated spaces and over soffits, blanket type.
5. Thermal insulation over unheated areas, blanket type.
6. Sheet vapor retarders.

Submittals: Submit product data.

C. Products:

1. Board Insulation:
 - a. Extruded polystyrene, rigid, ASTM C 578.
 - b. Mineral fiber board, ASTM C 612, types IA and IB.
2. Blanket/Batt Insulation:
 - a. Glass fiber or mineral slag fiber, ASTM C 665, Type I (unfaced).
 - b. Glass fiber or mineral slag fiber, ASTM C 665, Type II (foil scrim kraft vapor retarder membrane).
3. Loose Fill Insulation:
 - a. Loose granular perlite, ASTM C 549, Type II.
 - b. Loose granular vermiculite, ASTM C 516, Type II.
4. Vapor Retarder (Not Integral with Insulation):
 - a. Polyethylene, ASTM D 4397, 6 mils, 0.13 perm vapor transmission rating.
 - b. Reinforced 3 ply polyethylene, 10 to 12 mils.
 5. Accessories:
 - a. Adhesives and mechanical anchors.
 - b. Crack sealers and tapes.

Installation: Install insulation and vapor barriers with continuous coverage to provide optimum performance.

078110

FIREPROOFING

Summary: Patch fireproofing disturbed by remodeling operations.

1. In buildings where structural steel has been covered with sprayed fireproofing material, the Contractor is to patch and repair said material where it has been damaged or removed during the course of this work. Any areas of fireproofing which are observed to be damaged or missing upon commencement of this project are to be brought to the attention of the Architect prior to beginning work in the area involved. The Contractor is to notify the Architect for final inspection of the fireproofing prior to installation of the ceiling.

Submittals: Submit product data, test reports.

Products: Fire Performance: ASTM E 119, and local regulations. Cementitious type for Concealed Use: 15 pounds per cubic foot dry density, ASTM E 605.

Installation: Inspect existing and new structural members for proper fireproofing prior to close in of ceilings and walls. Provide material thicknesses necessary to provide fire resistance ratings indicated or required by authorities having jurisdiction.

078410

FIRESTOPPING

Summary: Provide firestopping at the following locations:

1. Penetrations through fire resistance rated floor construction.
 2. Penetrations through fire resistance rated walls and partitions.
 3. Penetrations through smoke barriers and construction enclosing compartmentalized areas.
 4. Sealant joints in fire resistance rated construction.
 5. Repair existing conditions disturbed prior to start of construction. Investigate and notify Architect and Owner of any previously damaged fireproofing prior to start of construction. Provide pricing and document scope for Building Owner/Tenant review.
- Submittals: Submit product data, test reports, mockup of each type of joint.
- Products: Fire Performance: ASTM E 119, ASTM E 814, and local regulations.
1. Through Penetration Firestop Systems:
 - a. Ceramic Fiber and Mastic Coating.
 - b. Endothermic, Latex Compounds.
 - c. Intumescent Latex Sealant.
 - d. Intumescent Putty.
 2. Fire Resistive Elastomeric Joint Sealants:
 - a. Single component, neutral curing, silicone sealant.
 - b. Multicomponent, nonsag, urethane sealant.
 - c. Single component, nonsag, urethane sealant.

Installation: Inspect existing and new work for proper firestopping prior to close in of ceilings and walls. Provide material thicknesses necessary to provide fire resistance ratings indicated or required by authorities having jurisdiction.

079200

JOINT SEALANTS

Summary: Provide joint sealers at interior vertical and horizontal joints.

Submittals: Submit product data, mockup of each joint type, adhesion test results for each joint type.

Products:

1. Silicone Elastomeric Joint Sealants:
 - a. Type and Application: One part nonacid curing silicone sealant, ASTM C 920, for vertical and horizontal joints, modulus as required for application, exterior and interior use.
 - b. Type and Application: One part mildew resistant silicone sealant, ASTM C 920, for sanitary applications, interior use.
2. Latex Joint Sealants:
 - a. Acrylic Type: Acrylic emulsion, ASTM C 834.
 - b. Silicone Type: Silicone emulsion, ASTM C 834, and ASTM C 920.
 - c. Application: Interior joints in vertical and overhead surfaces with limited movement.
3. Specialty Sealants: Synthetic rubber acoustical sealant for concealed joints.
4. Auxiliary Materials:
 - a. Plastic foam joint fillers.
 - b. Elastomeric tubing backer rods.
 - c. Bond breaker tape.

Installation: Test sealant adhesion for each substrate required. Install in proper relation with adjacent work. Clean adjacent surfaces soiled with sealant immediately.

080000

OPENINGS, GENERAL

Summary: Refer to Construction Plans for door locations. Refer to Finish Plans for door and frame finishes. Doors without reference are existing to remain.

081210

INTERIOR ALUMINUM FRAMES

Summary: Provide interior aluminum frames and aluminum framed glazed doors. Refer to Drawings and Door Schedule.

Submittals: Submit product data, shop drawings.

Products:

1. Doors and Frames: Clear anodized aluminum, Class 1 (7 mils, anodic) UON in finish schedule.
2. Accessories: Glazing gaskets.

Installation:

1. Anchor securely in place; install plumb, level and in true alignment.
2. Coordinate with glazing work and hardware requirements.

081400

FLUSH WOOD DOORS

Summary:

1. Interior solid core flush doors.
2. Interior hollow core flush doors.
3. Remodel existing flush wood doors as noted on drawings.
4. Refinish existing flush wood doors as noted on drawings.

Submittals: Submit product data, samples, shop drawings, warranty.

Warranty: Provide written warranty signed by manufacturer agreeing to repair or replace work that exhibits defects in materials or workmanship for the life of installation.

Products:

1. Quality Standards: WDMA I.S.1-A "Architectural Wood flush Doors".
2. Fire Rated Wood Doors: Meeting ASTM E 152 requirements.
3. Manufacturers: Marshfield Door Systems, Inc; Algoma Hardwoods, Inc.; Eggers Industries; or VT Industries, Inc.
4. Interior Solid Core Doors:
 - a. Species: Refer to Finish Schedule.
 - b. Grade: Premium.
 - c. Construction: 5 ply.
 - d. Core: Particleboard; 38 to 32 lb./cu.ft. Grade I-L-I particleboard conforming to ANSI A208.I, consisting of wood particles bonded together with synthetic resins.
 - e. Finish: Refer to Finish Schedule.

Installation:

1. Comply with WDMA IS 1 Standards.
2. Prefit doors to frames, premachine doors for hardware, and factory bevel.
3. Install with not more than 1/8 inch clearance at top and sides, 1/4 inch at bottom unless undercut is required.
4. Comply with NFPA 80 for rated assemblies.

087100

DOOR HARDWARE

Summary:

1. Provide hardware for swinging, sliding, and bifold doors.
2. Remodel existing hardware.
3. Comply with code and accessibility requirements.
4. Door hardware shall be re-used and/or new to match existing as required and as noted in Door Schedule. Locks are to be keyed by General Contractor and in accordance with keying standards. Refer to door schedule and below for specified items required.

Submittals: Submit product data, samples, proposed hardware schedule, maintenance data.

Products: Match existing and comply with building standards. Provide manufacturers items as specified. No substitutions will be accepted.

1. Product Requirements:
 - a. Hardware for Fire Rated Openings: NFPA 80, and local requirements.
 - b. Handicapped Accessibility: ANSI A117.1, ADAAG, and local requirements.
 - c. Materials and Application: ANSI A156 series standards.
 - d. Quality Level: Commercial.
 - e. Locksets and Latchesets: Mortise type. Verify and coordinate lock function with Building Owner.
 - f. Lock Cylinders: Interchangeable type.
 - g. Keying: Owner's and Tenant's requirements; match existing keying and key control system.
 5. Hinges and Butts: Full mortise type with nonremovable pins at exterior, entrance and security doors.
 6. Closers: Barrier free type.
 7. Hardware Finishes: Match existing and comply with building standards.
 8. Stops for each door.
 9. Floor Stops - provide carpet risers at carpet locations.
 10. Silencers.
 11. Soundstripping.

12. Coordinate security system hardware installation with security vendor, including existing doors.
13. Exit devices: doors shall be operable from the inside without use of a key, special knowledge, or effort.
14. Public Area Doors (new or existing): ADA approved Lever action hardware set mounted 36" to 42" AFF.
15. Hardware Sets/Schedule: Refer to drawings for Hardware Sets and Schedule.

Installation:

1. Comply with DHI "Recommended Locations for Builder's Hardware" and hardware manufacturers instructions.
2. Refer to the Door Schedule for hardware sets.
3. The maximum effort required to operate interior exit doors and fire doors is 15 lbs.

088000

GLAZING

Summary: Provide glass and glazing for units not factory glazed.

Submittals: Submit product data, samples, shop drawings, warranty, maintenance data.

Products: As selected by Architect complying with the following:

1. Glass:
 - a. Primary Glass Products: Clear float, tinted float, patterned, and wire glass, ASTM C 1036.
 - b. Heat Treated Glass Products: Heat strengthened, tempered, coated, and spandrel glass, ASTM C 1048.
 - c. Laminated Glass Units: Polyvinyl butyl interlayer.
 - d. Mirrors: Silvering and protective coatings.
2. Plastic:
 - a. Acrylic Plastic Glazing: Monolithic acrylic sheet with ultraviolet absorber, ASTM D 4802, Type UVA.
 - b. Polycarbonate Glazing: Extruded monolithic polycarbonate sheets.
 3. Glazing: Preformed glazing tape glazing.
 4. Setting blocks, spacers, and compressible filler rods.

Installation:

1. Comply with GANA's Glazing Manual and manufacturer's recommendations.
2. Set mirrors on stainless steel channels and adhere to wall with mastic.

090000

FINISHES, GENERAL

Summary:

1. Refer to General Conditions, Specifications and Schedules for additional requirements.
2. Drawings listed under 'Drawing Index' on TA0.1 shall be referenced in conjunction with this Drawing for complete information.
3. Confirm with Architect that these drawings are the most current issue before beginning layout and construction.
4. Exceptions to specifications are noted in Legends or Drawings.
5. Refer to Drawings for exact locations, stops, starts and patterns of materials.
6. The descriptions of finishes contain the following information: abbreviations, material, manufacturer, models, style and color.
7. Finishes Schedule – Refer to the drawings for Finish Schedule for all areas.

092110

GYPSUM BOARD ASSEMBLIES

Summary:

1. Interior walls, partitions, and ceilings for tape and joint compound finish.
2. Interior walls, partitions, and ceilings for tape and joint compound finish.
3. Interior partition steel framing, steel framed and furred enclosures and columns and beams.
4. Steel suspension systems for ceilings and soffits.
5. Moisture-resistant gypsum board.
6. Microbial-resistant gypsum board.
7. Cementitious backer boards for application of tile.
8. Remodeling gypsum drywall systems at areas of new construction.
9. Gypsum board finishes.
10. Sound attenuation insulation.
11. Concealed acoustical sealants.
12. Installation of access panels.

Submittals: Submit product data, 4 foot by 4 foot mockup showing joint treatment.

Products:

1. Gypsum Board: Provide gypsum board with recycled content.
- a. Gypsum Wallboard: ASTM C 36, regular, foil backed, and fire rated types: 5/8 inch typical thickness.
- b. Joint Treatment: ASTM C 475 and ASTM C 840, 3 coat system.
- c. Installation Standard: ASTM C 840.
2. Glass Mat Water Resistant Gypsum Backing Board: Type: ASTM C 1178, Type X, 5/8 inch thick.
3. Cementitious Backer Units:
 - a. Type: ANSI A 118.9, cement coated Portland cement panels.
 - b. Thickness: 5/8 inch nominal.
4. Trim Accessories:
 - a. Material: Metal.
 - b. Types: Cornerbead, edge trim, and control joints.
 - c. Decorative Profiles: Aluminum reveals and channels.
5. Steel Framing for Walls and Partitions:
 - a. Provide steel framing with recycled content.
 - b. Steel Studs and Runners: ASTM C 645:
 - c. 25 gage (.0179 inch).
 - d. Typical Depth:
 - e. 3 5/8 inch
 - f. Furring Channels: ASTM C 645:
 - g. 25 gage (.0179 inch).
 - h. Auxiliary Framing Components: Furring brackets, resilient furring channels, Z furring members, and non corrosive fasteners.
 - i. Installation Standard: ASTM C 754.
6. Steel Framing for Suspended and Furred Ceilings:
 - a. Furring Channels: ASTM C 645: 25 gage (0.0179 inch), resilient channels.
 - b. Steel Studs: Match steel studs used for walls.
 - c. Accessories: Hangers and inserts.
 - d. Installation Standard: ASTM C 754.
7. Auxiliary Materials:
 - a. Gypsum board screws, ASTM C 1002.
 - b. Concealed acoustical sealant.
 - c. Mineral fiber sound attenuation blankets by CertainTeed or equal.
 8. Partition Types and Details – refer to the drawings for partition types, stud dimensions, partition assemblies and ratings.

Installation:

1. The General Contractor shall schedule and notify the Architect upon installation of partition runners, and prior to commencement of any stud and drywall work, for field verification and approval of the partition layout.
2. Comply with standards referenced above and ASTM C 840 and GA 216.
3. Install joints only over framing members.
4. Provide blocking for items such as railings, grab bars, casework, toilet accessories, and similar items.
5. Provide acoustical sealant at runner tracks, wall perimeters, openings, expansion, and control joints.
6. Install gypsum board assemblies true, plumb, level and in proper relation to adjacent surfaces.
7. Where new partitions meet existing construction, remove existing cornerbeads to provide smooth transition.
8. Provide 3 coat joint treatment such that, after finishing, joints are not visible.
 - a. Sand and leave ready for finish painting and wall treatment.
9. Gypsum board partitions shall be constructed of zinc-coated steel "C" studs 16" O.C. in depths as indicated on the drawings, and shall extend to the heights indicated. Secure studs to compatible runner tracks properly fastened to the floor and faced each side with one layer of gypsum drywall in thicknesses indicated, screwed to each stud 12" O.C. Where drywall partitions extend to the underside of the finished ceiling, the top edge is to be finished with metal "J" bead. Provide 3-1/2" thick sound attenuation blanket, as shown on the Drawings. Additional metal stud framing is to be provided where necessary for attachment of dimensioned electrical outlets and as required by height conditions. Power fastening of runner tracks is to be performed during non-business hours - verify with Property Manager.
10. Where new or existing ductwork passes through or over drywall partitions, the metal studs are to be framed around the ductwork. In no instance are metal studs or drywall to be fastened to the ductwork. Fire dampers are to be installed in areas where duct work passes through rated walls.
11. Provide beadex at drywall ends and full height partitions. Provide slip joints at full height partitions.
12. Outside corners are to be provided with metal corner beads and the entire partition assembly is to be taped, spackled and sanded to provide a smooth and even surface to receive paint or other finish as specified.
13. Tapered drywall edge shall not be installed against door.
14. At areas to receive shelving and/or counters or other wall-mounted items, provide fire-rated wood back-up, screw fastened to the metal studs at appropriate heights.
15. Wood blocking shall be fire-retardant treated.
16. Where corridor and demising partitions are called for, the drywall is to be made tight to the underside of the floor above with voids in the metal deck and around pipe, cable, duct, beam and joist penetrations sealed with fire-safing insulation.
17. Where openings are encountered above ceilings in existing partitions other than for return air flow, they are to be patched and sealed as required in a similar manner.
18. Except where expansion joints are noted, where new drywall abuts existing wall corners, the existing metal corner bead is to be removed. The new wallboard is to be taped over and brought flush with the adjacent existing surface.
19. Existing partitions stripped of old base and adhesive shall be patched and/or repaired to provide a smooth and uniform surface for new base installation. Such preparation shall be performed even if the new base is to be installed under a separate contract.
20. Existing partitions shall be completely repaired and patched as required to receive new finish or touch-up as scheduled. Such preparation shall be performed throughout, even if the new finish is to be installed under a separate contract.
21. Wherever partitions abut mullions at the exterior window wall, the partition closure detail, unless otherwise detailed, shall match existing building standard and all joints shall be acoustically sealed.
22. At fire and smoke rated partitions, stencil identifying label above lay-in ceiling as required by code.

095100

ACOUSTICAL CEILINGS

Summary:

1. Provide acoustical lay in ceilings, trim, and metal suspension system.
 2. Remodel existing acoustical lay in ceilings, trim, and metal suspension system.
- Submittals: Submit product data, samples.
- Products:
1. Products: As selected by Architect complying with the following.
 2. Acoustical Tile Ceilings: Refer to Finish Schedule.
 3. Suspension Systems:
 - a. Exposed grid suspension system, ASTM C 635 intermediate duty classification.
 - b. Fire Rating: Non fire resistance rated suspension system.
 - c. Fire Rating: Fire resistance rated suspension system.
 - d. Suspension System Accessories: Attachment devices and hangers, ASTM C 635. Devices shall be sized for five times the load design load indicated by ASTM C635 Table 1 for Direct Hung.
 - e. Edge molding and trim.

Installation:

1. The Contractor shall, upon completion of all work above the ceiling (sealing openings in demising walls, installation of ductwork, piping, light fixtures, exhaust fans, etc.), notify the Owner so that the work can be inspected prior to the installation of ceiling tile.
2. Measure and layout acoustical ceilings to avoid less than 1/2 panel units whenever practical. The finished ceiling height shall match existing, unless noted otherwise.
3. Install suspension systems in accordance with ASTM C 636 and supported only from building structure. Level main suspension members to within tolerance of 1/8" in 12'-0". Splay hangers where necessary and countersplay to balance resulting horizontal forces. Cross brace suspension to prevent lateral sway and displacement during full seismic load prescribed by code.
4. Install panels with pattern or grain running one way.
5. Provide edge moldings at entire perimeter of ceiling, at columns and wherever necessary to conceal edges of acoustical units. Miter corners of edge moldings accurately and connect securely. Do not use exposed fasteners or pop rivets.
6. Suspension system shall not be fastened to ductwork, conduit or piping; and lighting fixtures shall be supported independently of the ceiling system.

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REVISIONS

CONSTRUCTION DOCUMENTS

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I MONUMENT SQUARE, PORTLAND ME

TITLE SPECIFICATIONS

DATE JOB NO.

06/29/17

17.0239

DRAWING NO.

A00.03

ISSUED FOR CONSTRUCTION